

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION  
DEPARTMENT OF METROPOLITAN DEVELOPMENT

HEARING RESULTS

Wednesday, August 19, 2015

5:30 P.M.

2<sup>nd</sup> Floor, Public Assembly Room, City-County Building  
200 E. Washington St., Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- Approval of July 15, 2015 IHPC Hearing Minutes
- Approval of August 5, 2015 IHPC Hearing Minutes

III. OLD BUSINESS – NO PUBLIC HEARING

None.

IV. NEW BUSINESS

None.

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

**2015-COA-243 (FP)**

**2015-VHP-023**

Continue to the September 2, 2015 IHPC Hearing

**638 VIRGINIA AVE**

**CRAIG MCCORMICK/BLACKLINE**

Renovation of the building

Construction of deck

Modification of rear of building to include small addition

Variances of Development Standards of the C-5 Zoning Ordinance to allow the following:

1. A reduced rear transitional yard setback from a protected district (20 feet required, zero feet provided)
2. Carry-out of alcoholic beverages within 100 feet of a protected district (at outdoor patio area)
3. Less off-street parking than required
4. Maneuvering in the public right-of-way (at rear parking lot)
5. Outdoor storage of restaurant equipment (grilling)

Cont'd to  
Sept. 2

**2015-COA-306 (HMP)**

Continue to September 2, 2015 IHPC Hearing

**1901 N TALBOTT ST**

**KENT SHAFFER BUILDERS, INC**

Construct new single-family residence with attached garage

Cont'd to  
Sept. 2

## VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

|  |   |          |
|--|---|----------|
| <b>2015-COA-293 (HMP)</b><br>(cont'd from 8/5/15)                        | <b>1621 N. NEW JERSEY ST.</b><br><b>SANFORD GARNER</b><br>Demolish portion of rear addition, construct new addition, renovate house and construct detached garage   | Approved |
| <b>2015-COA-298 (HMP)</b><br>(cont'd from 8/5/15)                        | <b>1617 N ALABAMA ST</b><br><b>JONATHAN YOUNG, BROWNING DAY MULLINS DIERDORF FOR REDEVELOPMENT GROUP, INC</b><br>Construct new two-family residence with detached 4-car garage  | Approved |
| <b>2015-COA-302 (HMP)</b><br><b>2015-ZON-056</b><br>(cont'd from 8/5/15) | <b>1615 N NEW JERSEY ST</b><br><b>RANDY MCGLOTHLIN</b><br>Rezone from C4 to D8  | Approved |
| <b>2015-COA-303 (SJ)</b><br><b>2015-VHP-030</b><br>(cont'd from 8/5/15)  | <b>231 E. 11<sup>th</sup> STREET</b><br><b>JOSEPH LESE</b><br>Construct 3-car, 2-story garage<br>Remove vinyl siding, repair wood siding<br>Open up 2nd story deck enclosure, install railing<br>Construct 2-story covered porch/deck on rear facade<br>Remove 3 windows on west facade<br>Shorten two windows on south and west facades<br>Relocate upper porch door<br>Repair existing wood windows and install aluminum storm windows<br>Extend walk to garage<br>VDS to reduce open space requirement | Approved |

## VII. APPLICATIONS TO BE HEARD -CONTINUED

|  |  |          |
|--|--|----------|
| <b>2015-COA-177 (FP)</b><br><b>2015-AHP-001</b><br>(Cont'd from 7/1/15 IHPC Hearing) | <b>702 VIRGINIA AVE.</b><br><b>HOTEL TANGO WHISKEY, LLC</b><br>Modification of the Statement of Commitments in 2014-VHP-003:<br>1.) Remove the commitment to not allow live entertainment.<br>2.) Change the commitment limiting operating hours by extending the permitted closing time from 10:00 p.m. to 12:00 a.m. (the opening time of 8:00 a.m. is not changed.) | Denied   |
| <b>2015-COA-238 (HMP)</b><br><b>2015-VHP-021</b><br>(Cont'd from 8/5/15)             | <b>1850 – 1852 N. ALABAMA ST.</b><br><b>DAVE GIBSON, A3 DESIGN</b><br>1.) Construct mixed use building and site improvements.<br>2.) Variances of Use and Development Standards of the C-3 Zoning Ordinance to allow the following:<br>1.) A reduced front yard setback from Alabama Street property line (10 feet   | Approved |

required, 0' provided).

- 2.) A reduced front yard setback from a protected district along 19th Street property line (as per 731-214(a)(1) (20 ft. required, 0' provided).
- 3.) A reduced front yard setback from a protected district for buildings over 18 feet tall along 19th Street property line (as per 732-203(b)(8)).
- 4.) Less off-street parking than required.
- 5.) A reduced parking area access drive width than required (20 ft. required, 17'-3" provided).
- 6.) A reduction in parking space sizes than required.
- 7.) Construction within the required clear sight triangle at the northeast corner of the property.
- 8.) Construction within the required clear sight triangle at the northeast corner of the parking area at 1850 N Alabama St.
- 9.) A reduction in the required landscaping in the front yard along 19th Street and along Alabama Street.
- 10.) Variance of Use to allow residential use in a C3 Zoning District (not permitted).

**2015-COA-244  
(RP)**

**944, 946, 954 and 1010 DR. MARTIN LUTHER KING, JR. STREET  
507 and 517 W. 10<sup>th</sup> STREET, 933 and 935 N. CALIFORNIA STREET**

Cont'd to  
Sept. 2

**2015-VHP-033**

**TIM COVER**

**2015-ZON-057**

(cont'd from  
8/5/15)

- 1.) Construction of four residential structures.
- 2.) Rezone sites from I3U & C3 to CBDS.
- 3.) VDS for construction within the required clear sight triangle & a reduction in the front yard setback along 10<sup>th</sup> St.

**2015-COA-280  
(HMP)**

(cont'd from  
8/5/15)

**1618 N NEW JERSEY ST  
CARYN GUBA**

Amend previously approved plans for house and garage 2014-COA-106

Approved

**2015-COA-295  
(CAMA)**

(cont'd from  
8/5/15)

**333 N ALABAMA ST  
ERIC GERSHMAN, GERSHMAN PARTNERS**

Modify 2<sup>nd</sup> floor windows and install awnings at 1<sup>st</sup> Floor

Approved

**2015-COA-297  
(CAMA)**

(cont'd from  
8/5/15)

**718-720 N. COLLEGE AVE  
BRENT ROBERTS/ PHANEMON DESIGN FOR 720 COLLEGE INVESTORS, LLC**

Amend plans previously approved in 2014-COA-584

Approved

**2015-COA-299  
(LS)**

**2015-VHP-028**

(cont'd from  
8/5/15)

**505-07 N COLLEGE AVE  
BRENT MATHER FOR ZINK ARCHITECTURE AND DEVELOPMENT**

Replacement of windows, Restore bays on front elevations, Restore main entry and portico, Repair decorative cornice at west elevation and restore decorative medallions

Roof to be replaced, Install new gutters and downspouts

Reconstruction of balconies on east elevation

fill in rear elevation with hardie-panel at courtyard

New privacy fence

Masonry repair, tuckpoint

Install new doors

Approved

Repair concrete and rebuild foundation at rear balconies  
VDS to allow reduced setback at rear elevation

|                     |   |                 |
|---------------------|---|-----------------|
| <b>2015-COA-304</b> | <b>1110 S SHELBY ST</b>                                     | <b>Approved</b> |
| <b>(FS)</b>         | <b>NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC</b>         |                 |
| <b>2015-VHP-032</b> | Installation of outdoor storage container                   |                 |
| (cont'd from        | Installation of signage on south elevation of building      |                 |
| 8/5/15)             | Variance of use to permit outdoor storage                   |                 |
|                     | Variance of the sign ordinance to exceed allowed dimensions |                 |

**VIII. APPLICATIONS TO BE HEARD - NEW**

**IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL**

**X. PRELIMINARY REVIEW**

**XI. CLOSING BUSINESS**

**XII. ADJOURNMENT**